

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL INVESTIGATE JOB SITE TO COMPARE CONTRACT DOCUMENTS AND EXISTING CONDITIONS. INCLUDE COST FOR ALL WORK DESCRIBED IN CONTRACT DOCUMENTS AND REQUIRED OR IMPLIED BY EXISTING CONDITIONS. NOTIFY OWNER/ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND NEW WORK, OMISSIONS OR CONFLICTS IN THE DRAWINGS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK.
2. APPLY FOR, OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. PROVIDE COPIES OF ALL TRANSACTIONS TO OWNER. NOTIFY OWNER/ARCHITECT OF ANY VARIANCE WITH CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
3. PROVIDE, AND PAY FOR ALL MATERIALS, LABOR, EQUIPMENT, TAXES, TOOLS, CONSTRUCTION EQUIPMENT, WAREHOUSING, TRANSPORTATION AND DELIVERY COSTS, HOISTING, REMOVAL OF TRASH AND DEBRIS, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
4. ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, ALL CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK REQUIRED BY THE CONTRACT DOCUMENTS.
6. THE CONSULTANTS ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS OR DELAYS BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS, AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
8. OTHER CONTRACTORS AND THEIR SUBCONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUS WITH THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY SUB-CONTRACTOR TO IMPEDE THE ACCESS OR OPERATION OF ANY OTHER CONTRACTOR ON THE PREMISES, UNION, OR NON-UNION.
9. COOPERATE WITH ALL TRADES ON THE PROJECT NOT UNDER CONTRACT TO THE GENERAL CONTRACTOR (I.E. TELEPHONE, COMPUTER INSTALLERS, ETC.) ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADES SHALL BE THE RESPONSIBILITY OF THE OF THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
10. VERIFY DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
11. THE OWNER SHALL HAVE THE RIGHT TO MAKE FIELD ADJUSTMENTS IN ORDER TO MAINTAIN DESIGN INTENT.
12. PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.
13. THE CONTRACT DOCUMENTS INCLUDE THE WORKING DRAWINGS, ADDENDA, MODIFICATIONS, GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT AND SPECIFICATIONS.
14. NOT USED
15. NOT USED
16. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL CODES AND REGULATIONS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. SUCH CODES AND REGULATIONS SHALL HAVE PRECEDENCE OVER THAT WHICH IS INDICATED ON THE CONSTRUCTION DOCUMENTS. IN CASES OF DISCREPANCIES, OMISSIONS, CHANGES IN THE CODES OR CODE INTERPRETATIONS BY CODE OFFICIALS WHICH CAUSE A CHANGE IN THE WORK, NOTIFY THE OWNER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK AFFECTED BY THE CHANGE.
17. "FURNISH" MEANS SUPPLY ONLY FOR OTHERS TO PUT IN PLACE. "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR TO VERIFY DIMENSIONS AND ORIENTATION. "TYPICAL" MEANS IDENTICAL FOR CONDITIONS NOTED.
18. GC TO VERIFY FOUNDATIONS AND FOOTINGS, EXISTING & NEW STRUCTURAL DWGS AND INFORM STRUCTURAL ENGINEER OF ANY DISCREPANCIES. GENERAL CONTRACTOR SHALL REVIEW THE BASE BUILDING DRAWINGS & DOCUMENTS AND EXISTING BASE BUILDING CONDITIONS, COMPARE AND SHALL COMPLY WITH ALL BUILDING'S CONTRACT REQUIREMENTS AND DESIGN CRITERIA.
20. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE LISTED EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS OF ANY AND ALL PARTITIONS, TELEPHONE/DATA OUTLETS, LIGHT SWITCHES AND ACCESS PANELS WITH OWNER/ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
21. INSTALL AND MAINTAIN ALL NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS AND PARTITIONS AND DUST BARRIERS TO PROTECT ALL OCCUPANTS AND EXISTING WORK AND FINISHES TO REMAIN. REPAIR AND REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL CHARGE TO OWNER.
22. WORK DAMAGED DURING CONSTRUCTION OR NOT CONFORMING TO SPECIFIED STANDARDS, TOLERANCE OR MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
23. MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND LIFE SAFETY SYSTEMS IN WORKING ORDER.
24. EXIT DOORS, EGRESS DOORS, AND OTHER DOORS REQUIRED FOR MEANS OF EGRESS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, DURING CONSTRUCTION.
25. FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
26. CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE CONDITIONS OF THE CONTRACT. LOCAL CONDITIONS RELATING TO LOCATION, ACCESSIBILITY AND GENERAL CHARACTER OF THE CONSTRUCTION SITE AND LOCAL LABOR CONDITIONS SO THAT HE UNDERSTANDS THE NATURE, EXTENT, DIFFICULTIES RELATED TO THE EXECUTION OF THE WORK.
27. EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK TO MINIMIZE DISTURBANCES TO ADJACENT TENANTS AND THEIR OCCUPANTS, PROPERTY, PUBLIC THOROUGHFARES, ETC. CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES.
28. NO SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL TRADES TO THE OWNER/ARCHITECT, ALLOWING (5) WORKING DAYS FOR REVIEW. NO CONSTRUCTION SHALL PROCEED UNTIL THE SHOP DRAWING APPROVAL HAS BEEN APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATION, INSTALLATION INSTRUCTION, SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL.
29. ONLY NEW ITEMS OF RECENT MANUFACTURE, OF STANDARD QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK, REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE WORK AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM BY THE CONTRACT.
30. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE. THE DRAWINGS SHOW ONLY GENERAL CONDITIONS TO ASSIST CONTRACTOR; THEY DO NOT ILLUSTRATE NOR ARE THEY INTENDED TO SUGGEST EVERY SUCH DETAIL REQUIRED TO PERFORM THE WORK.
31. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR CONSULTANTS FAILURE TO DISCOVER DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN REQUIRED TIME GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
32. PROCURE MATERIALS SO AS NOT TO DELAY SUBSTANTIAL COMPLETION. NOTIFY OWNER WITHIN 5 DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY WHICH WOULD DELAY COMPLETION OF CONTRACT.
33. THE OWNER'S DESIGNATED AGENT WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT AND SYSTEMS WITH THE INTENT OF THE DESIGN. REVIEW AND ACCEPTANCE OF ALL ITEMS PROPOSED BY CONTRACTOR FOR INCORPORATION INTO THIS WORK WILL BE BY ARCHITECT. THIS FUNCTION WILL APPLY BOTH TO CONTRACT AS INITIALLY SIGNED AND TO THE CHANGES TO CONTRACT BY MODIFICATION DURING PROGRESS OF WORK.
34. REFERENCE TO MAKES, BRANDS, MODELS, ETC. IS TO ESTABLISH TYPE AND QUALITY DESIRED, SUBSTITUTION OF ACCEPTABLE EQUALS WILL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT.
35. CORING, DRILLING OR OTHER SUCH WORK IN OR ADJACENT TO OCCUPIED AREAS SHALL BE PERFORMED AT TIMES OTHER THAN NORMAL WORKING HOURS FOR THE AFFECTED OCCUPANCY UNLESS OTHERWISE INDICATED. GENERAL CONTRACTOR SHALL DIRECTLY COORDINATE WITH BUILDING OWNER REPRESENTATIVE, STRUCTURAL ENGINEER, AND AFFECTED TENANT(S). UTILITY OUTAGES SHALL BE SCHEDULED OUTSIDE NORMAL WORKING HOURS FOR THE AFFECTED OCCUPANCY UNLESS OTHERWISE INDICATED.
36. THE GENERAL CONTRACTOR SHALL TAKE ALL REASONABLE CONTROL AND PRECAUTION TO ELIMINATE DUST, NOISE, ODOR, WATER PENETRATION AND THE LIKE TO THE PREMISES AND THE OCCUPANCY.
37. GENERAL CONTRACTOR SHALL PREARRANGE WITH TENANT, OWNER ALL PHASING OF THE WORK INCLUDING DEMOLITION, DELIVERY OF MATERIALS, CONSTRUCTION CLEANUP, ETC. GENERAL CONTRACTOR SHALL COORDINATE DELIVERIES OF MATERIALS, ELEVATOR USE, ETC., WITH OWNER SO AS NOT TO CREATE CONFLICTS WITH OTHER WORK OR SCHEDULES WITHIN THE BUILDING.
38. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL CONSTRUCTION DOCUMENTS ARE THE LATEST ISSUE AND THAT ALL SUBCONTRACTORS HAVE COMPLETE SETS OF THE LATEST ISSUE OF THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WITH ANY PORTION OF THE WORK.
39. JUST PRIOR TO THE TENANTS OCCUPANCY OF ANY PHASE OF THE WORK, THE GENERAL CONTRACTOR SHALL CLEAN ALL SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIALS AND EQUIPMENT AND LEAVE ALL FLOORS VACUUM CLEAN, REMAINING CONSTRUCTION MATERIALS AND EQUIPMENT, IF ANY, SHALL BE MOVED AND TEMPORARILY SECURED IN AN AREA AS DIRECTED BY THE OWNER.
40. ALL FURNITURE LOCATIONS MUST BE FIELD VERIFIED BY OTHERS PRIOR TO SPECIFICATION AND/OR INSTALLATION. AISLE WIDTH OF 3'-8" MIN. MUST BE MAINTAINED UNLESS OTHERWISE NOTED.
41. GC TO PREPARE THE OPENING THROUGH HOUSE WRAP AS PER MANUFACTURER'S INSTRUCTIONS. AT EACH CORNER MAKE A 45° CUT IN THE WRAP. FOLD UP THE WRAP SO THAT THE TOP NAIL TIE OF WINDOW UNIT CAN BE INSTALLED UNDERNEATH IT, TAPED AND PROVIDE FLASHING.
42. GC TO VERIFY AND ENSURE THE LOCAL CODES COMPLIANCE FOR SAFETY GLASS, EXIT AREA REQUIREMENTS, WHILE ORDERING THE WINDOW UNIT.
43. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR & SHALL VERIFY AREA OF LOT, LOT COVERAGE AND COMPLY WITH LOCAL, STATE AND ALL APPLICABLE CODES.

LOCATION PLAN :



GENERAL CONDITIONS

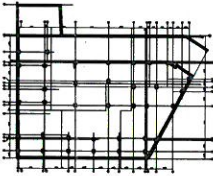
1. ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL CODES HAVING JURISDICTION.
2. OWNER AND STRUCTURAL ENGINEER TO CHECK AND ENSURE THAT THE EXISTING FOUNDATION CAN RECEIVE THESE ADDITIONS/MODIFICATIONS.
3. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR (HEREINAFTER REFERRED TO AS THE AGREEMENT) WITH CONDITIONS OF THE CONTRACT (GENERAL, SUPPLEMENTARY AND OTHER CONDITIONS), DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO THE EXECUTION OF THE AGREEMENT, OTHER DOCUMENTS LISTED IN THE AGREEMENT AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE AGREEMENT.
4. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL; PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.
5. THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND (1) BETWEEN THE ARCHITECT/CONSULTANTS AND CONTRACTOR (2) BETWEEN THE OWNER AND A SUBCONTRACTOR OR SUB-SUBCONTRACTOR, OR (3) BETWEEN ANY PERSONS OR ENTITIES OTHER THAN THE OWNER AND CONTRACTOR.
6. EXECUTION OF THE CONTRACT BY A CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE AND BECOME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND SHALL NOTIFY OWNER, ARCHITECT AND/OR ENGINEER IF A CONDITION EXISTS WHICH PREVENTS THE CONTRACTOR FROM ACCOMPLISHING THE INTENT OF THE DRAWINGS.
7. GC TO CHECK & VERIFY ALL THE EXISTING DIMENSIONS OF THE EXISTING CONDITIONS AND INFORM THE OWNER, BEFORE STARTING THE WORK.
8. GC TO CHECK & VERIFY WALL THICKNESS, CONDITION OF BEARING WALL, FOUNDATION AND COORDINATE W STRUCTURAL ENGINEER AND INFORM THE OWNER, BEFORE STARTING THE WORK.

REFLECTED CEILING PLAN NOTES

1. G.C. HAS SOLE RESPONSIBILITY TO COORDINATE MECHANICAL, ELECTRICAL, LIGHTING AND FIRE PROTECTION INSTALLATIONS. LIGHT FIXTURE PLACEMENT TAKES PRECEDENCE OVER OTHER TRADES. G.C. WILL ALSO BE REQUIRED TO COORDINATE THE WORK OF THE TENANT'S CONTRACTS FOR TELECOMMUNICATIONS, SECURITY AND AUDIO VISUAL WORK.
2. G.C. TO COORDINATE LIGHT FIXTURE DEPTH AND PLACEMENT WITH ALL OTHER ABOVE CEILING WORK PRIOR TO ORDERING OF LIGHT FIXTURES.
3. INSTALLATION OF SIGHT Baffles ARE REQUIRED AT RETURN AIR SLOTS, ANY AREA VISIBLE FROM THE ROOM SIDE IS TO BE PAINTED FLAT BLACK.
4. CEILING SUPPORT SYSTEMS ARE NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BASE BUILDING STRUCTURE.
5. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS) IN ACT TO BE CENTERED IN TILE UNLESS OTHERWISE NOTED.
6. READ THESE PLANS IN CONTEXT WITH STRUCTURAL DWGS AND INFORM & COORDINATE W/ STRUCTURAL ENGINEER IF THERE ARE DISCREPANCIES.

SITE PLAN (refer to detailed SITE PLAN)

SCALE: 1/16" = 1'0"



:APARTMENTS:

1544 RHODE ISLAND AVENUE, NE
WASHINGTON DC 20018

PROJECT INFORMATION

OWNERS:	4521 GEORGIA AVE LLC
ARCHITECT:	XXXXXXXXXX
STRUCTURAL ENGINEER:	FMC ASSOCIATES
MEP ENGINEER:	INDRA THAKKAR PE
DESCRIPTION:	PROPOSED TO CONSTRUCT A 57 UNITS APARTMENT BUILDING, BUILDING HAS A BELOW GRADE GARAGE, CELLAR HAVING 9 UNITS, FIRST FLOOR HAVING 11 UNITS, A 3 HR RATED PODIUM SLAB AND 4 STORIES OF TYPE VA CONSTRUCTION ON TOP. EXISTING STRUCTURE WILL BE DEMOLISHED.
LOT INFORMATION	LOT 15, SQUARE 4021, ZONE MU4 LOT AREAS BY RECORD 14,097.80 SFT FAR 14,097.80 x 2.5 i.e 35,244.50 SFT IZ BONUS 14097.80 x 0.5 i.e 7,048.50 SFT TOTAL AREA PERMITTED 42,293.40 SFT INCL BONUS FOR IZ UNITS AREA OF PENTHOUSE ALLOWED 14097.80 x 0.4 5638.80 SFT CELLAR AREA 75% of LOT AREA ie xxxxxSFT EX. BUILDING FOOT-PRINT 1 STORY BK, 3352.00 SFT APPRX., TO BE RAZED/DEMOLISHED EXISTING LOT COVERAGE 23.77 % PROPOSED AREA: 1st FLOOR INCLUDING LOADING 10,250.00 SFT (RETAIL, RENTAL OFFICE, LOADING) 2nd, 3rd & 4th FLOORS = 9832x3 29,496.00 SFT (11x3 FLR = 33 UNITS) 5th FLOOR LEVEL 3,840.00 SFT (3 UNITS) TOTAL AREA PROPOSED 43,168.00 SFT
AREA PROPOSED:	PROPOSED LOT COVERAGE 9832.00/14097.80 = 69.75 % CELLAR LEVEL AREA, 9087.00 SFT, IS NOT TAKEN INTO FAR CALCULATIONS CELLAR LEVEL CEILING IS 3'11" MAX ABOVE GRADE PLANE (MECHANICAL CLOSETS ARE 6'-8" HIGH & THEY ARE EXCLUDED FROM FAR CALCULATIONS.) INTERNATIONAL BUILDING CODE IBC 2012, DCMR 12A 2013 BUILDING CODE SUPPLEMENT, DCMR TITLE11 INTERNATIONAL EXISTING BUILDING CODE IECB 2012, DCMR 12J 2013 BLDG CODE SUPPLEMENT INTERNATIONAL MECHANICAL CODE IMC 2012, DCMR 12E MECHANICAL CODE SUPPLEMENT INTERNATIONAL PLUMBING CODE IPC 2012, DCMR 12F PLUMBING CODE SUPPLEMENT INTERNATIONAL ELECTRICAL CODE IEC 2012, NFPA NEC 2005 INTERNATIONAL FIRE CODE IFC 2012, DCMR 12H FIRE CODE SUPPLEMENT INTERNATIONAL ENERGY CONSERVATION CODE IECC 2012, DCMR 12I ENERGY CONSERVATION CODE SUPP INTERNATIONAL BUILDING CODE 2012, ANSI 117.1 2009, DCMR 12A SUPPLEMENT STAND FOR 6 BICYCLE SPACES, (5 LONG TERM+1 SHORT TERM) REFER ZONING CODE 801 BLDG. IS CONSIDERED A SEPARATE BLDG PER IBC SECTION 510.2 INCL. EXCEPTIONS. FIRST FLOOR IS 1 STORY ABOVE GRADE PLANE, SEPARATED WITH A 3 HR RATED HORIZONTAL ASSEMBLY PER TABLE 722.2.3(1). BLDG BELOW HORZ. ASSEMBLY IS TYPE 1A, STAIRCASE ENCLOSURES ARE 3 HR RATED. ENCLOSURES CONNECTING LESS THAN 4 STORIES ABOVE THE HORIZONTAL ASSEMBLY IS 1 HR RATED, HAVING CONST. TYPE VA. ALL DOORS WITHIN ENCLOSURES ARE 1 HR RATED FIRE DOORS. THE BUILDING IS FULLY SPRINKLED & PROTECTED PER NFPA 13, i.e. IBC SECTION 903.3.1.1 STANDPIPES ARE PROVIDED PER IBC SECTION 905, SEE MEP DWGS.
GOVERNING CODES AND STANDARDS:	9 ACCESSIBLE UNITS ARE PROVIDED AS TYPE A UNITS DISTRIBUTED ON VARIOUS FLOORS. (15% OF 55 UNITS = 8.25, I.E 9 ACCESSIBLE UNITS) M, R2 & S2 PARKING REQUIRED IS XX SPACES, PROVIDED 20 REGULAR+1 ACCESSIBLE = 21 SPACES EXISTING 1 STORY+CELLAR TOWNHOUSE PROPOSED CELLAR AND 4 STORIES, 1ST FLOOR CEILING TO BE 3 HR RATED CONCRETE SLAB. SHALL BE PER SECTION 1009 SHALL BE CONSTRUCTED AS FIRE PARTITIONS PER CHAPTER 420.2 IBC 2012 SECTION 708. PARAPET: SHALL BE PER SECTION 705.11.1 FIRE SUPPRESSION: AUTOMATIC FIRE SPRINKLER SYSTEMS PER NFPA-13 SECTION EC-4021 - BLDG. THERMAL ENVELOPE BUILDING INSULATION PER TABLE EC-402.1.1 FIRE/SMOKE DETECTORS: PORTABLE FIRE EXTINGUISHERS INSTALLED. FIRE/SMOKE DETECTORS PROVIDED, REFER TO MEP DWGS. SHAFT ENCLOSURE: SHALL BE PER SECTION 713 OPENING PROTECTIVE: SHALL BE PER SECTION 716.5 BICYCLE PARKING SPACE: LONG TERM SPACES 15 SPACES, SHORT TERM 3 SPACES & 1 SPACE FOR RETAIL COVERED SPACE PROVIDED PER DCRA ZR16 - FOR BLDGS W 8 OR MORE UNITS
TYPE OF CONSTRUCTION:	
ACCESSIBLE UNITS:	
USE GROUP:	
PARKING REQUIREMENTS:	
EXISTING BUILDING:	
PROJECT STORIES:	
STAIRS:	
DWELLING UNIT SEPARATION:	
PARAPET:	
FIRE SUPPRESSION:	
SECTION EC-4021 - BLDG. THERMAL ENVELOPE	
FIRE/SMOKE DETECTORS:	
SHAFT ENCLOSURE:	
OPENING PROTECTIVE:	
BICYCLE PARKING SPACE	

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REVIEWS

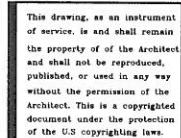
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ADDRESS	AS NOTED
DRAWING	

A1.00

SHEET OF

LIST OF DRAWINGS:

Civil	SITE PLAN	STRUCTURAL	DRAWINGS:	PLUMBING	DRAWINGS:
A1.00	COVER SHEET - SPECIFICATIONS, PROJECT INFORMATION, LOCATION PLAN, SITE PLAN	S0001	COVER SHEET	P01	PLUMBING COVER SHEET
A2.00	CELLAR LEVEL PLAN	S0002	UNDERPINNING PLAN	P02	SANITARY PLAN
A2.01	FIRST FLOOR PLAN	S0010	GENERAL NOTES	P03	WATER & GAS PIPING
A2.02	SECOND FLOOR PLANS	S0011	GENERAL NOTES	P04	GAS RISER PLAN
A2.03	THIRD FLOOR PLANS	S0012	GENERAL NOTES	P05	SANITARY RISER
A2.04	FOURTH FLOOR PLAN	S0101	FOUNDATION PLANS & DETAILS	P06	STORM, WATER & CONDENSATE RISER
A2.05	ROOF LEVEL PLAN & DOORS AND WINDOW SCHEDULE	S0102	FOUNDATION PLANS & DETAILS	P07	PLUMBING DETAILS
A3.01	NORTH ELEVATION	S0103	FIRST FLOOR FRAMING PLANS & DETAILS		
A3.02	EAST & WEST SIDE ELEVATIONS	S0104	SECOND FLOOR FRAMING PLANS & DETAILS		
A4.01	BUILDING LONGITUDINAL SECTION	S0105	SECOND FLOOR FRAMING PLAN		
A4.02	BUILDING CROSS-SECTIONS	S0106	THIRD FLOOR FRAMING PLAN		
A5.01	MISC DETAILS AND WALL TYPES	S0107	FOURTH FLOOR FRAMING PLAN		
A5.02	MISC. DETAILS	S0108	PH/ROOF FLOOR FRAMING PLAN		
A6.01	ENERGY VERIFICATION SHEET	S0109	PH & DECK BELOW FRAMING PLAN		
A6.02	Civil DWGS	S0201	WALL BRACING NOTES & NAILING DETAILS		
A6.03	SITE PLAN, EXCAVATION PLAN & DEMO PLAN	S0202	WALL BRACING & HOLDDOWN		
A6.04	D D O & E Plans	S0203	WALL BRACING, HOLDDOWN & NAILING DETAILS		
A6.05	SEDIMENT CONTROL NOTES	S0501	TYPICAL DETAILS		
		S0502	TYPICAL DETAILS		
			ELECTRICAL DRAWINGS:		
			E01	ELECTRICAL COVER SHEET	
			E02	CELLAR PLAN	
			E03	FIRST FLOOR PLAN	
			E04	SECOND FLOOR PLAN	
			E05	THIRD FLOOR PLAN	
			E06	FOURTH FLOOR PLAN	
			E07	ROOF PENTHOUSE PLAN	



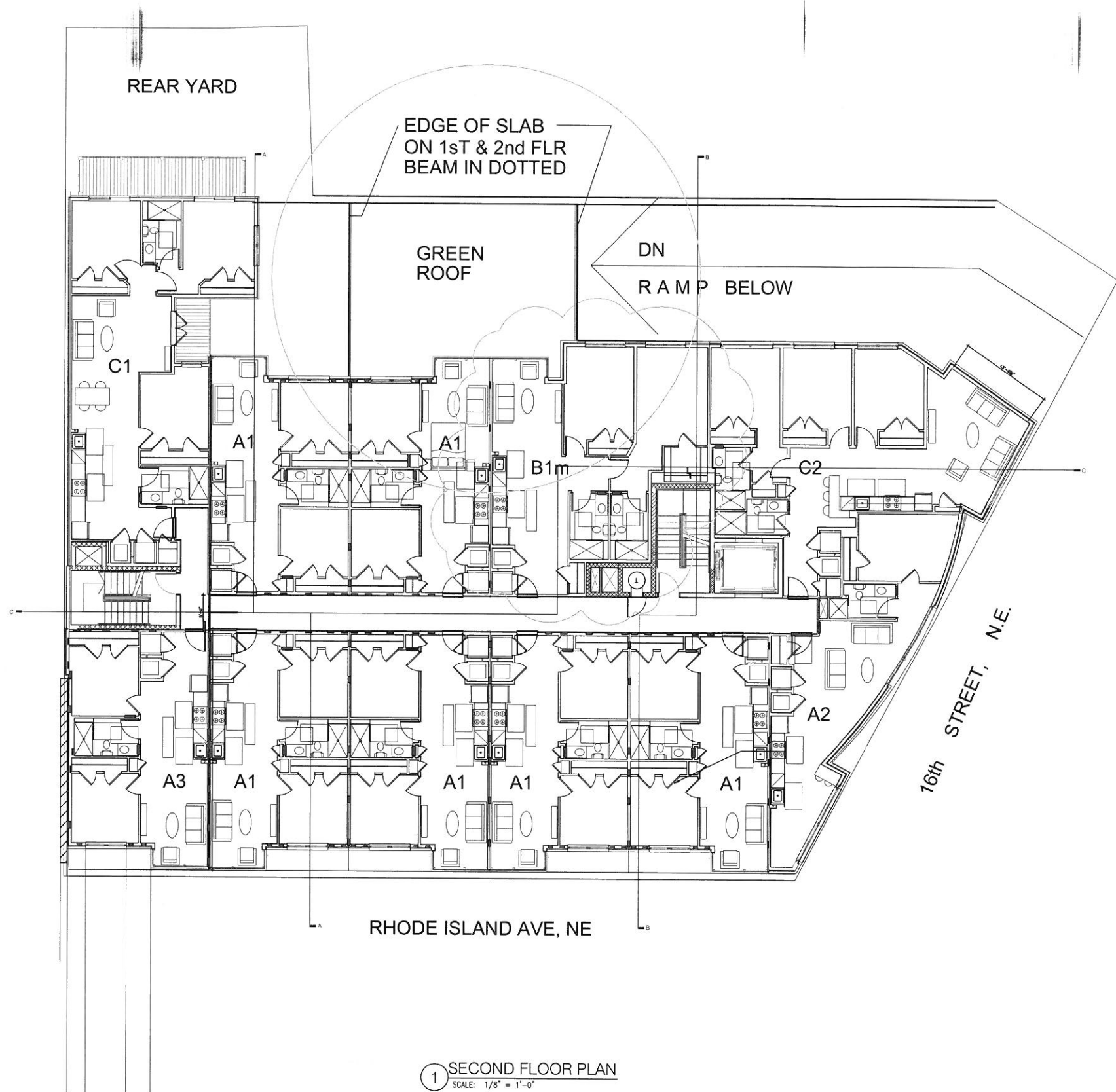
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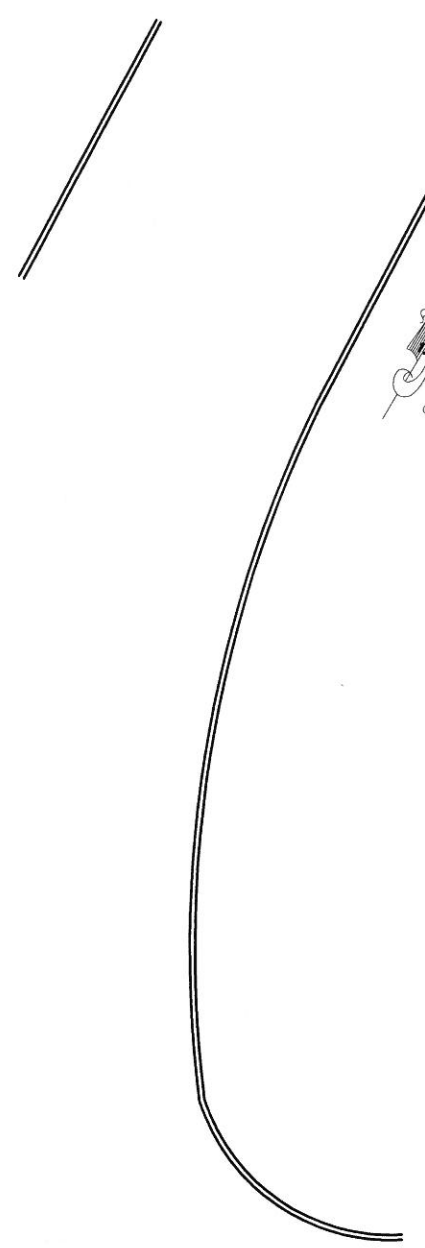
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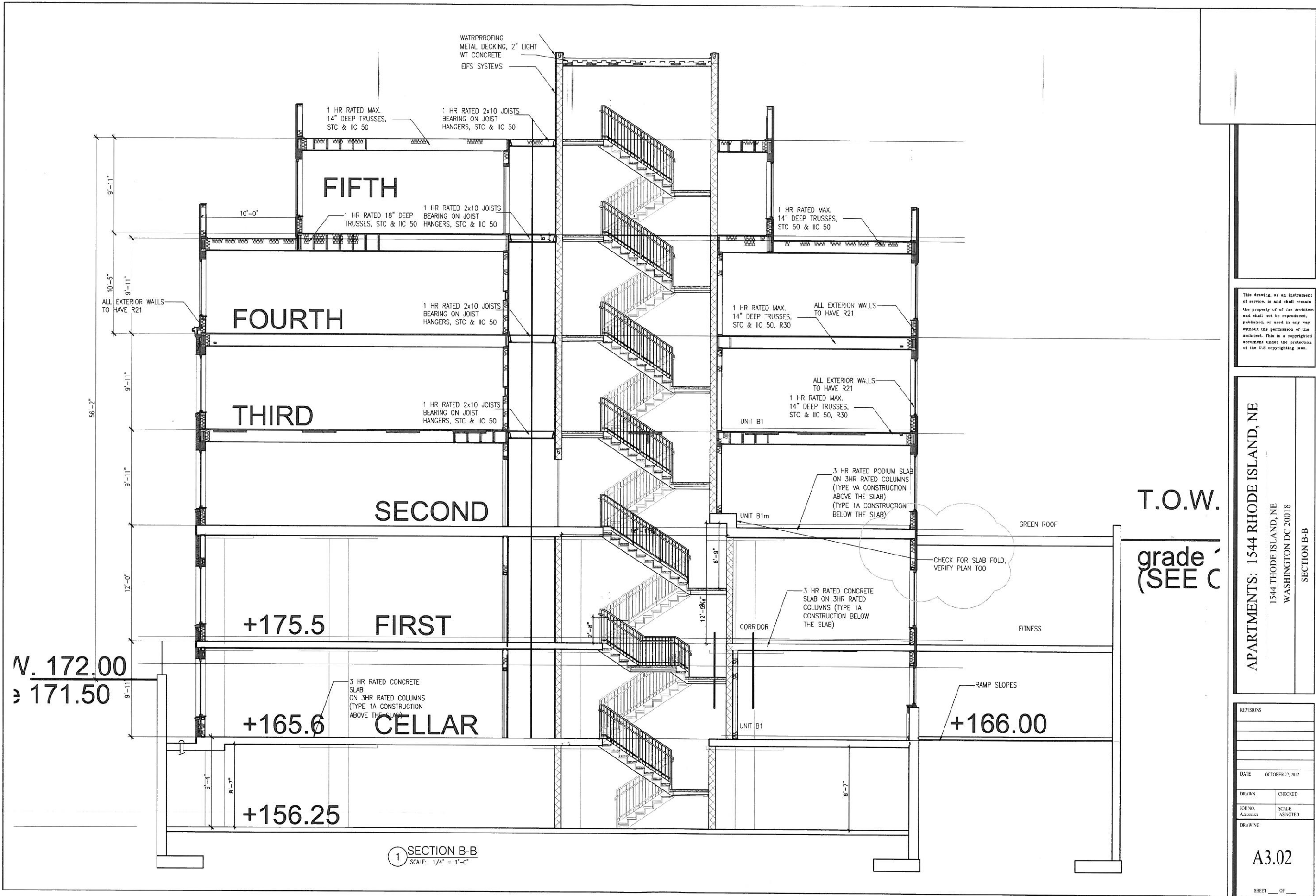
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PLAN: PENTHOUSE LEVELA2.04

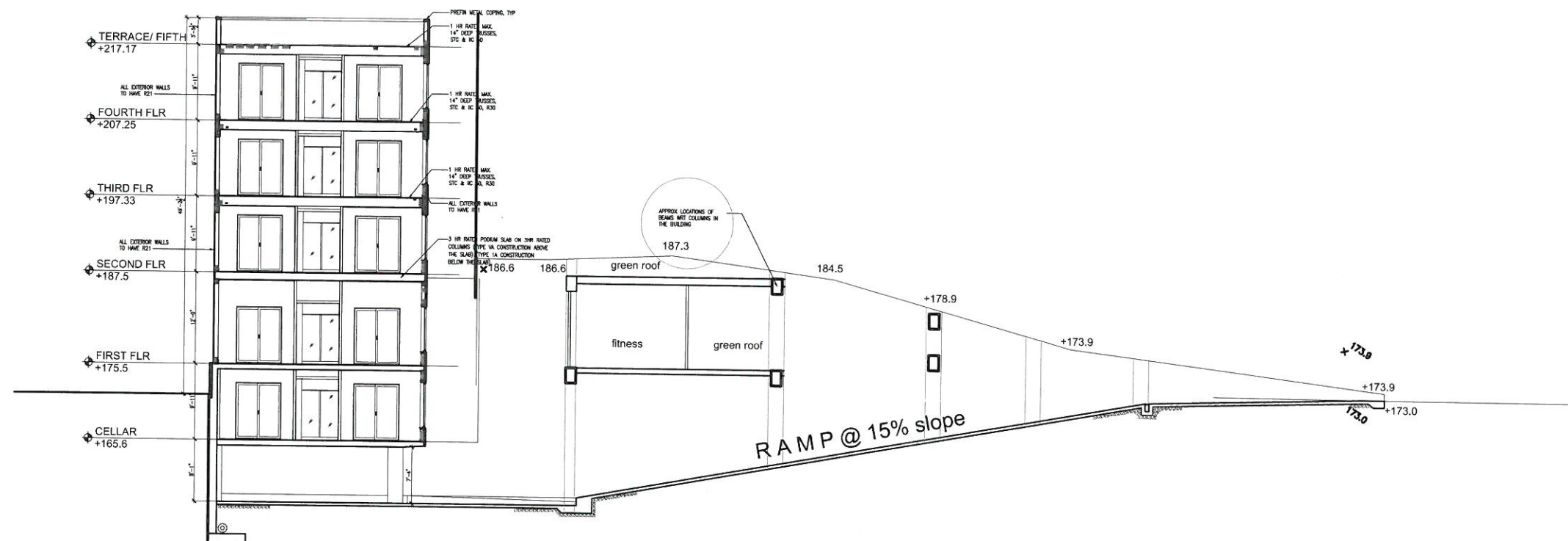
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WASHINGTON DC 20018
SECTION B-B

REVISIONS	
DATE	OCTOBER 27, 2017
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A3.02	
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1 SECTION THROUGH RAMP
SCALE: 1/8" = 1'-0"

1 SECTION C-C
SCALE: 1/8" = 1'-0"

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APARTMENTS: 1544 RHODE ISLAND, NE

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SECTION D-D

REVISIONS	
DATE	OCTOBER 27, 2017
DRAWN	CHECKED
JOB NO.	SCALE
A-XXXXX	AS NOTED

DRAWING

A3.04

SHEET ____ OF ____